



**COMMUNITY DEVELOPMENT RESOURCE AGENCY  
PLANNING DIVISION**  
County of Placer

**HEARING DATE:** July 12, 2017  
**TIME:** 11:10 AM

**TO:** Zoning Administrator  
**FROM:** Development Review Committee  
**DATE:** July 5, 2017  
**SUBJECT:** Skydive Truckee Tahoe Sign Variance (PLN17-00172)

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**ZONING:** Open Space

**ASSESSOR'S PARCEL NUMBER:** 110-010-031-000

**STAFF PLANNER:** Steve Buelna, Supervising Planner

**LOCATION:** Northeast corner of Martis Dam Road and State Route 267 in the Martis Valley area.

**APPLICANT:** Jennifer Drew – Skydive Truckee Tahoe, Inc.

**PROPOSAL:**

The Applicant requests the approval of a variance to allow for a 40 square foot freestanding sign, 8 feet in height where a maximum of 20 square feet in area and 6 feet in height would otherwise be allowed. The sign is requested to be located no closer than 100 feet from the intersection of Martis Dam Road and State Route 267.

**CEQA COMPLIANCE:**

The project is Categorically Exempt from environmental review pursuant to the provisions of Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3, New Construction or Conversion of Small Structures).

**PUBLIC NOTICES AND REFERRAL FOR COMMENTS:**

Public notices were mailed to property owners of record within 300 feet of the project site. Other appropriate agencies, public interest groups, and citizens were sent copies of the public hearing notice. Community Development Resource Agency staff and the Engineering and Surveying Division, Department of Public Works and Facilities, Building Services Division, Environmental Health Services, Air Pollution Control District and the Fire Department were transmitted copies of the project plans and application for review and comment. Comments received from agency staff have been incorporated into this report.

**BACKGROUND/ ANALYSIS:**

The property that is the subject of this variance request is located at the northeast corner of the intersection of State Route 267 and Martis Dam Road in the Truckee area. This parcel is owned by the Truckee Tahoe Airport District and is located southwest of the Airport itself. The project site is located in

a relatively level piece of land that is vacant with the exception of a chain-link fence and a freestanding sign that was approved in 2004 for Soar Truckee Inc.

A Variance (PVAA 20040289) approved a freestanding sign to be 8 feet tall and 40 square foot in area. At the time, the applicant for that request expressed concern over sign visibility and being able to safely read the signage. Ultimately a slightly smaller and shorter sign than was requested was approved by the Zoning Administrator.

The applicant is requesting a similar approval to locate a sign of the same height and sign area next to the previous sign approval. Specifically, the applicant is requesting a sign height of 8 feet and to be 40 square feet in area. The zoning for the area requires that the sign be located 100 feet from the intersection and limits the sign area to 20 square feet in area and 6 feet in height. As a result, that applicant has requested a variance to allow for this new sign. Staff has reviewed the applicant's request and found that the same special circumstances that existed in 2004 exist and would be applicable to the requested variance. Staff has concluded that allowing a sign to be 8 feet in height and 40 square feet in area allows the sign to achieve its intended purpose of providing a sign that is readable and that there are unique circumstances relative to the size of the property and the additional width of the right of way that would support the granting of the variance.

**RECOMMENDATION:**

Staff recommends that the Zoning Administrator approve a variance to allow for a 40 square foot freestanding sign, 8 feet in height where a maximum of 20 square feet in area and 6 feet in height would otherwise be allowed. The sign is requested to be located no closer than 100 feet from the intersection of Martis Dam Road and State Route 267, subject to the findings and recommended conditions of approval.

**FINDINGS:**

CEQA

The project is Categorically Exempt from environmental review pursuant to the provisions of Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3, New Construction or Conversion of Small Structures).

VARIANCE:

1. There are special circumstances applicable to the subject property, particularly the large parcel sizes, larger right of way, and the travels speeds for being able to read the sign. Because of such circumstances, the strict application of this chapter would deprive the property of privileges enjoyed by other property in the vicinity and under identical zoning classification in that the location of the proposed residence is limited to the existing physical conditions of the project site.
2. The Variance authorized does not constitute a granting of special privileges inconsistent with the limitations upon other properties in the vicinity and in the same zone district in that there are limited other properties that have the same set of circumstances and would be in need of signage for the commercial business in this area.
3. The Variance does not authorize a use that is not otherwise allowed in the zoning district in that signs are permissible in the Open Space zoning district.
4. The Variance is consistent with the Placer County and Martis Valley Community Plan.

5. The Variance is the minimum departure necessary to grant relief to the applicant to allow for the applicant to provide readable signage for their business, consistent with Chapter 17.60.100(D) (Action on a variance), Placer County Code.

#### **RECOMMENDED CONDITIONS OF APPROVAL**

1. The Variance is approved (PLN17-00172) to allow for a 40 square foot freestanding sign, 8 feet in height where a maximum of 20 square feet in area and 6 feet in height would otherwise be allowed. The sign is requested to be located no closer than 100 feet from the intersection of Martis Dam Road and State Route 267
2. A building permit shall be obtained from the Placer County Building Department prior to any new construction on site.
3. The applicant shall, upon written request of the County, defend, indemnify, and hold harmless the County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorneys' fees awarded by a certain development project known as Skydive Truckee Tahoe Sign –Variance, PLN17-00172. The applicant shall, upon written request of the County, pay or, at the County's option, reimburse the County for all costs for preparation of an administrative record required for any such action, including the costs of transcription, County staff time, and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the County relating to the approval of the Project. Upon request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provision of this condition. (County Counsel)
4. Prior to grading permit issuance and/or building permit issuance and/or occupancy approvals, the applicant shall comply with any conditions imposed by CDF or the serving fire district.
5. The effective date of this Variance PLN17-00172 shall be July 12, 2017 unless appealed to the Planning Commission. Unless exercised pursuant to Section 17.58.160 of the Zoning Ordinance, the Variance approval shall expire in twenty-four (24) months.

cc:

Andy Deinken, Engineering and Surveying Division  
Joseph Scarbrough, Environmental Health Services  
Jennifer Drew, Applicant